

TEXAS TRANSPORTATION COMMISSION

BELL County

MINUTE ORDER

Page 1 of 1

WACO District

In BELL COUNTY, on FARM TO MARKET ROAD 2410, the state of Texas acquired certain land by instrument recorded in Volume 766, Page 182, Deed Records of Bell County, Texas.

A portion of the land (surplus land), shown on Exhibit A, is no longer needed for state highway purposes.

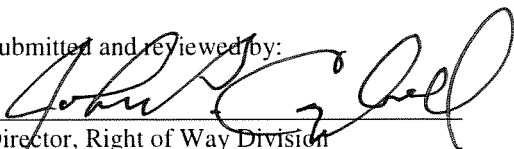
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

KLN Medical Partners, LP, is the abutting landowner and has requested that the surplus land be sold to the partnership for \$122,422.

The commission finds \$122,422 to be a fair and reasonable value of the state's right, title and interest in the surplus land.

IT IS THEREFORE ORDERED by the commission that the surplus land is no longer needed for a state highway purpose, and the commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title and interest in the surplus land to KLN Medical Partners, LP, for \$122,422; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's rights, titles and interests, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Interim Executive Director

113866 FEB 27 14

Minute
Number

Date
Passed

EXHIBIT A

RONALD GEZLER
2.342 ACRES

FIELD NOTES for a 2.342 acre tract of land in Bell County, Texas, part of the A. Dickson Survey, Abstract No. 266, and the land herein described being part of State of Texas right-of-way of F.M. Highway 439 and F.M. Highway 2410 in the City of Killeen, Texas, and being part of a called 6.193 acre tract conveyed to the State of Texas, of record in Volume 766, Page 182, Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod, found on the west right-of-way line of said F.M. Highway 2410 (38th Street) at the beginning of a curve to the left (F.M. 2410 P.C. Station 58+88.80, 131.75 feet left) and being on the east line of Lot 1, Block 1, Northside Theatre Subdivision, an addition to the City of Killeen, Texas, of record in Cabinet B, Slide 216-A, Plat Records of Bell County, Texas, also being on the east line of that certain tract conveyed to KLN Medical Partners, LP, of record in Document #2010-33471, Official Public Records of Real Property, Bell County, Texas, for the southerly corner of this tract, which bears N. 07° 21' 25" E., 82.63 feet from the southeast corner of said Lot 1;

THENCE with a portion of the west right-of-way line of said F.M. 2410 and a portion of the south right-of-way line of said F.M. 439, with the northeast line of said Lot 1, the northeast line of said KLN Medical Partners tract and along said curve to the left, having a radius of 823.37 feet, an arc length of 1016.40 feet, a delta angle of 70° 43' 40" and a long chord bearing N. 28° 31' 03" W., 953.08 feet, to a 1/2" iron rod with cap, set at the northeast corner of a called 0.544 acre tract conveyed to Chong Ye Boone, of record in Volume 5377, Page 205, Official Public Records of Real Property, Bell County, Texas, being at F.M. 2410 station 70+71.39, for the southwest corner of this tract;

THENCE N. 21° 36' 39" E., 27.77 feet, to a 1/2" iron rod with cap, set 48.4 feet from and perpendicular to the existing back of curb on F. M. 439, being at F.M. 2410 station 70+73.85, 104.38 feet left, for the northwest corner of this tract;

THENCES 77° 52' 43" E., 374.71 feet, being 48.4 feet from and parallel to the existing back of curb on F. M. 439, to a 1/2" iron rod with cap, set at a cut off point, being at F.M. 2410 station 67+21.35, 53.33 feet right, for an angle corner of this tract;

THENCE S. 32° 10' 36" E., 282.71 feet, to a 1/2" iron rod with cap, set at a cut off point, being 72.2 feet from and perpendicular to the existing edge of asphalt on F. M. 2410, being at F.M. 2410 station 64+51.24, 40.42 feet right, for an angle corner of this tract;

THENCE S. 07° 32' 00" W., 550.04 feet, being 72.2 feet from and parallel to the existing edge of asphalt on F. M. 2410, to the POINT OF BEGINNING and containing 2.342 acres of land.

The bearings for the above description are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, per GPS observations.

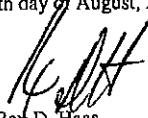
See accompanying drawing.

Revised November 4, 2010.

STATE OF TEXAS
COUNTY OF CORYELL

KNOW ALL MEN BY THESE PRESENTS, that I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract and that this description is true and correct to the best of my knowledge and belief.

IN WITNESS THEREOF, my hand and seal this the 4th day of August, 2008, A. D.


Rex D. Haas
Registered Professional
Land Surveyor, No. 4378

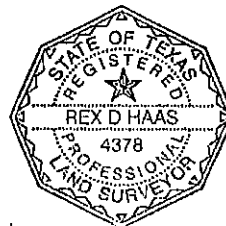
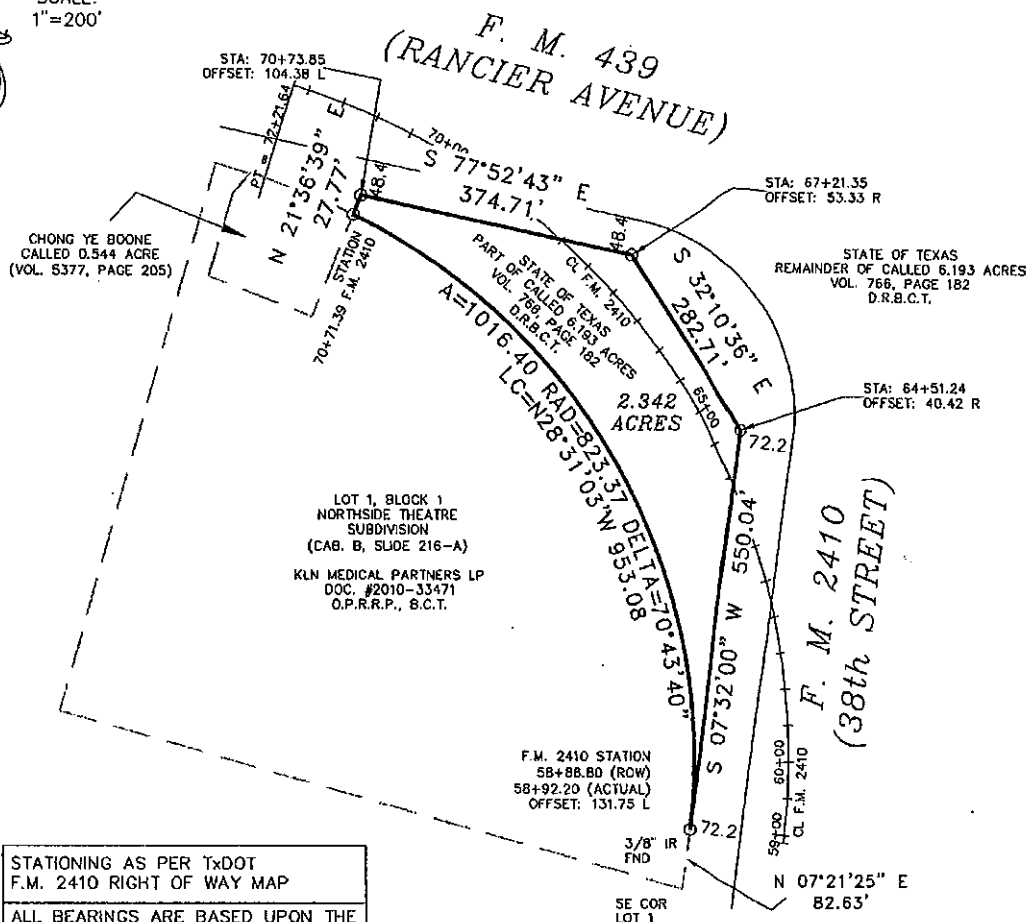




EXHIBIT A
MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541

GEZLER <S:\SURVEYS\GEZLER ROW\DWG\GEZLER TXDOT ROW.dwg> GPS MDH

SCALE:
1"=200'



STATIONING AS PER TxDOT
F.M. 2410 RIGHT OF WAY MAP

ALL BEARINGS ARE BASED UPON THE
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD 83, TEXAS CENTRAL
ZONE AS PER GPS OBSERVATIONS.

ALL CORNERS ARE 1/2" IRON
RODS WITH CAPS SET, UNLESS
OTHERWISE NOTED.

**** SEE FIELD NOTES ****

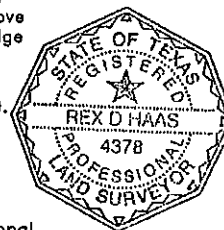
2.342 ACRES, PART OF THE A. DICKSON SURVEY, ABSTRACT NO. 266.
KILLEEN, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, That I, Rex D. Haas,
Registered Professional Land Surveyor, do hereby certify
that I did cause to be surveyed on the ground the above
described tract of land and to the best of my knowledge
and belief, the said description is true and correct.
Survey completed on the ground August 4, 2008.

IN WITNESS THEREOF, My hand and seal this the 4th day of November 2010.

Rex D. Haas
Registered Professional
Land Surveyor, No. 4378



REVISED NOVEMBER 4, 2010. (DEED INFORMATION)

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